



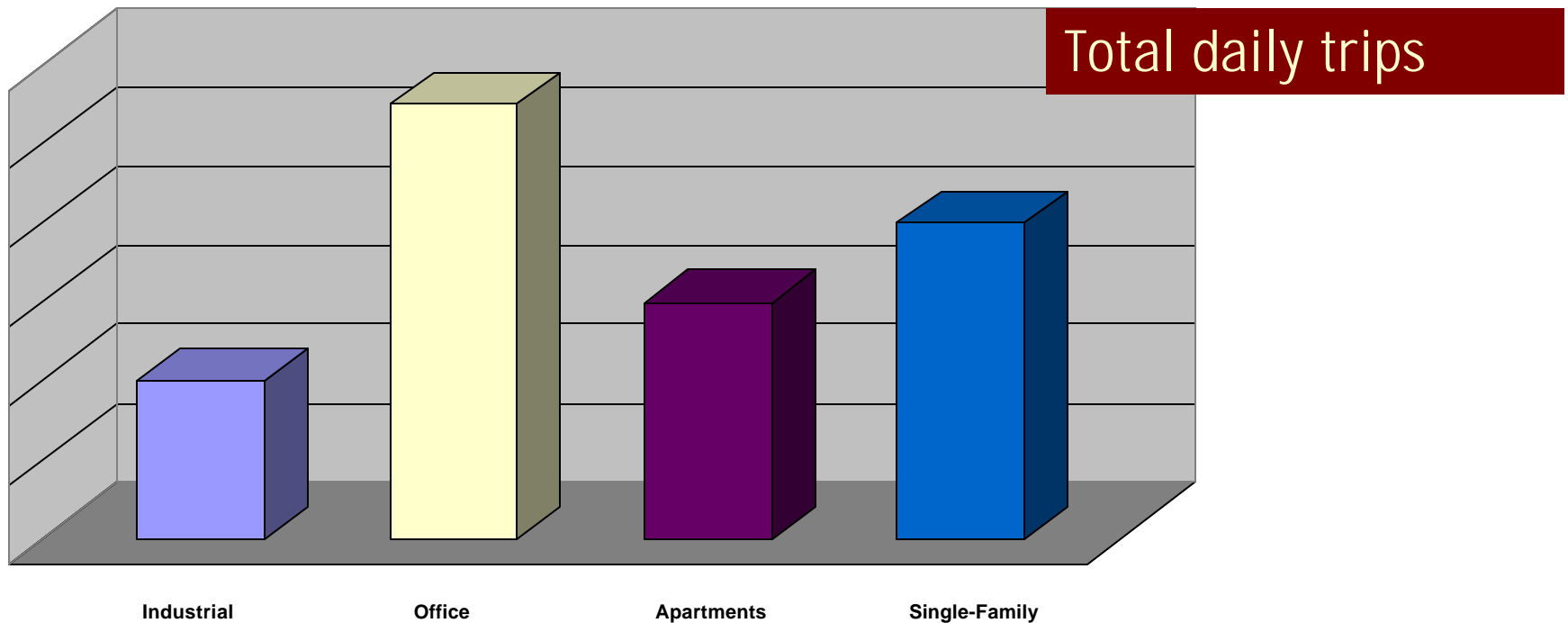
Transportation issues: Transportation is one piece of the puzzle

- Enhance opportunities for making connections
- Enhance non-auto mobility
- Influence different kinds of land use

Transportation issues:

Ways of dealing with limitations

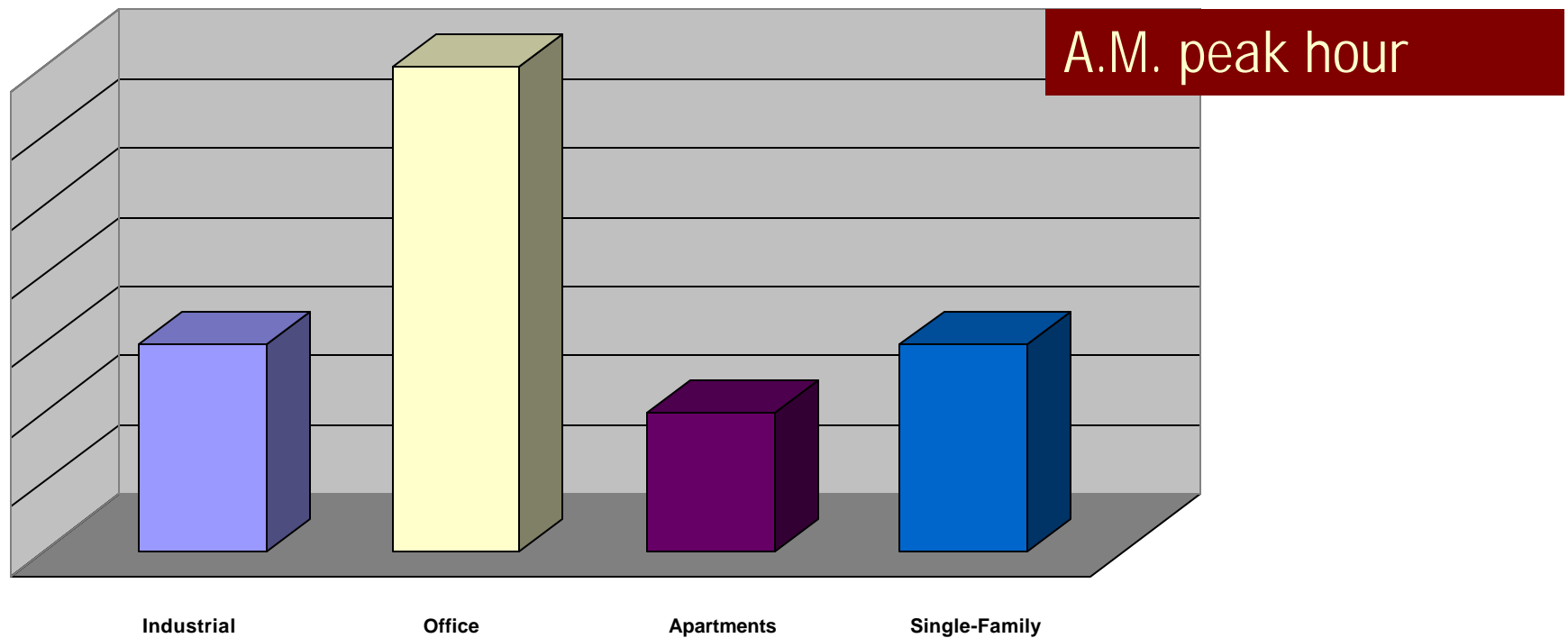
How land-use options affect auto trip generation



Transportation issues:

Ways of dealing with limitations

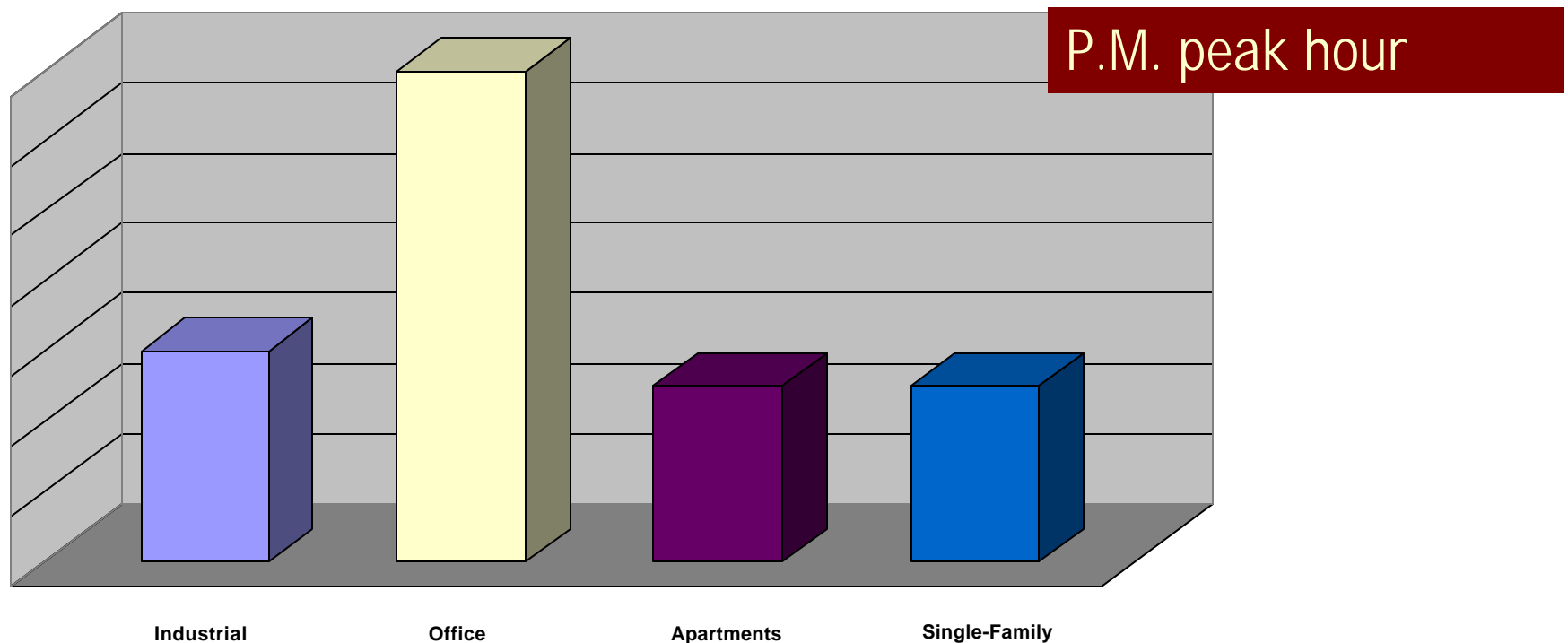
How land-use options affect auto trip generation



Transportation issues:

Ways of dealing with limitations

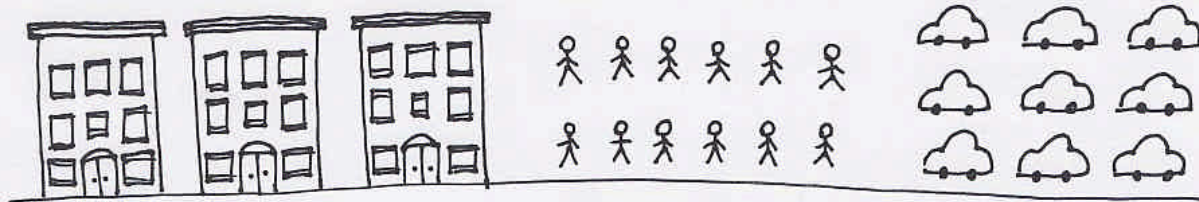
How land-use options affect auto trip generation



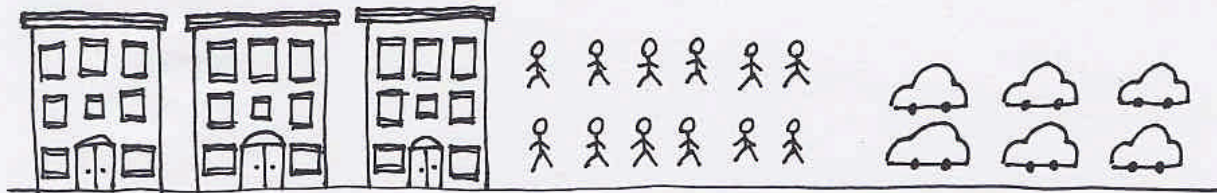
Transportation issues: What impact could transportation have on development?

Making transit more attractive could change mode splits

75% use cars



50% use cars



Market issues:

Development trends for the region

- Residential
 - Ownership & rental: strong
 - Assisted Living/Independent Living: strong
 - Special Nursing Facility: moderate
- R&D/Industrial
 - R&D and warehouse: strong
 - Construction: moderate
 - Manufacturing: weak
- Retail
 - Neighborhood and community: strong
 - Regional: moderate
- Hospitality
 - Restaurant: moderate
 - Hotel: weak
- Office
 - Class A/B: moderate
 - Class C/D: weak



Market issues:

Development themes in the study area

- Residential
 - Mature neighborhood
 - In-fill housing
- Transit-oriented
 - Office/R&D park
 - High-density residential
- Industrial district
 - Established businesses
 - Business incubators
 - Back Streets uses
- Retail and commercial destinations
 - Convenience retail and consumer services
 - Restaurants
 - Hotel
- Community service destinations
 - Medical offices
 - School
 - AL/SNF

Market issues:

Existing patterns of development

